MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

MARCH 17, 2015

INVOCATION:
Fr. Ed Jalbert of St. Joseph High School gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Waterfield led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Haydon, Assistant City Attorney Sinco, Director of Community Development Appel, Deputy City Manager Barnhard, City Librarian Housel, Director of Public Works/City Engineer Kahn, Fire Chief Orr, Director of Utilities Springer, Deputy City Manager Tse, Director of Administrative Services Visé, Public Information Officer/Management Analyst II Mark van de Kamp, and Deputy City Clerk Cleary.

1. PROCLAMATIONS/COMMENDATIONS/PRESENTATIONS:

A. PROCLAMATION – 50th ANNIVERSARY OF ST. JOSEPH HIGH SCHOOL
Councilmember Orach presented a Proclamation recognizing the "50th Anniversary of St. Joseph High School." Fr. Ed Jalbert accepted the Proclamation on behalf of the high school stating he was very grateful to the community for their years of support. Being St. Patrick's Day, he closed his acceptance speech with an Irish blessing.

B. PROCLAMATION – ABSOLUTELY INCREDIBLE KID DAY
Councilmember Waterfield presented a Proclamation recognizing March 19, 2015 as "Absolutely Incredible Kid Day," encouraging adults to write inspiring notes to the children in their lives. Heather Weare, leader of the local Camp Fire Chapter, accepted the Proclamation along with a few members of the Chapter.

C. VOLUNTEER OF THE MONTH – RECREATION AND PARKS
Councilmember Zuniga presented Recreation and Parks volunteer Elaine Powell with a certificate of appreciation and plaque in recognition of her volunteer activities coordinating events.

D. BUDGET EXCELLENCE AWARDS
City Manager Haydon introduced Bill Statler, former President of the California Society of Municipal Finance Officers, who presented Deputy City Manager Barnhard and Public Information Officer/Management Analyst II van de Kamp with a Certificate of Award of Excellence for the Fiscal Year 2014-2015 Budget. The awards signify that the City's budget meets the highest standards for quality and transparency, and clearly communicates the City's financial operations. The receipt of both awards shows the City's genuine commitment to fiscal accountability. Ms. Barnhard accepted the award, thanking Mr. Statler and recognizing the teamwork of participating staff members.

2. PUBLIC COMMENT PERIOD:
Jazmin Garcia, along with members of the CAC Youth Leadership Program, invited Councilmembers to join them for a Youth Forum regarding teens having a voice in the community on April 8, 2015 at Shepard Hall, in the public Library, from 8 a.m. to 12:00 noon.

Joelyn Lutz wished everyone a Happy St. Patrick's Day and spoke of Charter for Compassion and Peace Week. She said that she had added the City of Santa Maria to the Charter for Compassion website. She also attended a workshop bringing people together to work on a project called the Alternative to Violence Project (AVP). She invited Councilmembers to sign the Charter for Compassion, post a flyer listing acts of kindness, and attend a future workshop.

Ken Hough with Santa Barbara County Action Network (SBCAN) invited everyone to learn more about bicycle and pedestrian safety. He also asked that the City Bikeway Master Plan be updated and said he hoped SBCAN could be involved in the update.

3. CONSENT CALENDAR:
Councilmembers Waterfield recused herself from voting on Item 3C (Warrants) due to a financial conflict of interest.

Councilmember Zuniga requested that Items 3E (2015 Weed Abatement Program) and 3F (Amendment No. 5 to the Agreement between the City of Santa Maria and Health Sanitation Services) be pulled for comment.

Item 3E (2015 Weed Abatement)
Councilmember Zuniga asked if the weed abatement was solely for undeveloped lots and not residences or businesses. She also asked who residents should contact if they were concerned about a weed issue and if the City pursued RFPs for this weed abatement services.

Public Works Director Kahn responded the Weed Abatement Program applies to any unimproved lot in the City including commercial or residential lots. A resident would contact the Public Works Department with their concerns. He explained that staff has pursued RFPs but it is difficult to get a contractor to do the service at the pay rate involved and there is currently one contractor who does the work for the City at a very good rate.

Item F (Amendment No. 5 to the Health Sanitation Services Agreement)
Councilmember Zuniga asked why the City does not put the issue out for RFP.

Utilities Director Springer replied that the City is very interested in putting out an RFP for the co-mingled recyclables however, due to staff turnover in the Utilities Department, staff has not had time to put an RFP together. With the extension, staff will have time to negotiate a contract and come back to Council for approval of a final agreement. Mr. Springer went on to say that, as the relationship with Health Sanitation Services (HSS) is a long standing one, staff is confident HSS will continue to do good work for the City until an RFP can be issued.

Consent Calendar Items 3A through 3F (except 3C) were approved on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Consent Calendar Item 3C (Warrants) only was approved on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote: 4-0-1

AYES: Councilmembers Boysen, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: Councilmember Waterfield

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular meeting of the City Council of March 3, 2015, were approved as submitted.

C. WARRANTS
Warrant Nos. 192000 to 192003 totaling $2,605,647.73 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant No. 191526 was cancelled.

D. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

E. WEED ABATEMENT PROGRAM 2015
Resolution No. 2015-23 was adopted declaring weeds a nuisance, setting a public hearing for April 21, 2015, to consider any objections or protests to the abatement program, and commencing proceedings for the 2015 Annual Weed Abatement Program.

Resolution No. 2015-23 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, DECLARING THAT NOXIOUS OR DANGEROUS WEEDS GROWING UPON OR IN FRONT OF THE LISTED PROPERTY, AND RUBBISH, REFUSE AND DIRT COLLECTED UPON OR IN FRONT OF THE LISTED PROPERTY CONSTITUTE A PUBLIC NUISANCE WHICH MUST BE ABATED, AND COMMENCING PROCEEDINGS FOR THE ABATEMENT OF THESE NUISANCES PURSUANT TO TITLE 5, CHAPTER 8 OF THE SANTA MARIA MUNICIPAL CODE.

F. AMENDMENT NO. 5 TO HEALTH SANITATION SERVICES AGREEMENT
Resolution No. 2015-24 was adopted extending the term of the agreement with Valley Garbage and Rubbish Company, Inc.

Resolution No. 2015-24 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING THE DIRECTOR OF UTILITIES TO EXTEND THE TERM OF THE AGREEMENT WITH VALLEY GARBAGE AND RUBBISH COMPANY, INC. DOING BUSINESS AS HEALTH SANITATION SERVICES.

4. 2015 HOUSING ELEMENT UPDATE. Community Development Director Appel gave a presentation as detailed in the Council Agenda Report. The Housing Element is one of seven required elements of the City's General Plan and is a written framework for meeting the housing goals of the City. State Law requires the Housing Element be updated regularly. The last update was in 2010.

In November 2014, the City Council approved the preliminary draft Housing Element which staff subsequently submitted to the Department of Housing and Community Development (HCD). At the request of HCD, staff added minor clarifications to the element in order to meet the requirements of the Housing Element law. On February 18, 2015, the Planning Commission reviewed the 2015 Housing Element and unanimously recommended adoption.

The overall structure of the 2015 Housing Element is based on the 2010 Housing Element. Updates include new demographics, removal of obsolete language, updates of certain tables, and references to modified strategies on achieving housing goals that are already implemented by the City Special Projects Division and Block Grants Advisory Committee.

The City has enough suitable sites (up to 4,100 units) to meet the Regional Housing Needs Allocation (RHNA) requirement established by the Santa Barbara County Association of Governments. These units will meet all the income classifications from very low to moderate income. Working closely with the Special Projects Division and the Community Development Block Grants program, the City has been able to provide 1,460 affordable housing units since 1970. With regard to environmental procedures, a Negative Declaration was approved for the 2010 Housing Element. An addendum to the 2010 Negative Declaration was processed because there were no significant environmental impacts anticipated to occur as a result of the technical changes incorporated into the 2015 Update.

Community Development Director Appel highlighted two recent Peoples' Self-Help Housing projects which meet low and very low income requirements: 1) Los Adobes de Maria III, and 2) Bethel Lutheran. With these two projects, the City's total affordable units total more than 1,500.

Written communications
There was one written communication from Ron Faas, on behalf of the North Santa Barbara County Manufactured Homeowners Team and the Golden State Manufactured Homeowners League, in favor of approving the 2015 Housing Element Update.

Public Hearing
Mayor Patino opened the Public Hearing at 7:07 p.m. and hearing no requests to speak, closed the public hearing.

Council Discussion
Councilmember Boysen asked how many jurisdictions in California are not in compliance with the Housing Element.

Community Development Director Appel responded that he did not have a specific number, but understood the State works very hard with smaller agencies to get them up to speed with the Housing Element, particularly if they have missed an update cycle. The RHNA numbers are the hardest part for many jurisdictions. Santa Maria is fortunate to have quite a bit of vacant land, so can easily make the requirements work. Some of the smaller towns just do not have the land available to meet the RHNA requirement. Now that the City of Santa Maria is over 100,000, Mr. Appel expressed some concern

with the next update as density requirements will be up to 30 units per acre. He also said that if Council approved the plan, it would be effective for eight years and would be a good plan to work with.

Councilmember Boysen gave kudos to the Community Development Department for their work given the stringent HCD requirements and RHNA numbers involved.

Councilmember Orach remarked on how, over the years, the City of Santa Maria has done an exceptional job of providing affordable housing.

Community Development Director Appel agreed.

Councilmember Zuniga asked what the demographic data was based on.

Community Development Director Appel said the data was from the 2010 Census.

Councilmember Orach expressed his concern with infrastructure should the City be required to reach 30 units per acre.

Resolution No. 2015-25 was adopted approving an addendum to the Negative Declaration prepared for the 2010 Housing Element on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2015-25 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AN ADDENDUM TO THE NEGATIVE DECLARATION PREPARED FOR THE 2010 HOUSING ELEMENT.

Resolution No. 2015-26 was adopted approving the Housing Element 2015 update of the General Plan and directing staff to forward the update to the State Department of Housing and Community Development on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2015-26 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE HOUSING ELEMENT 2015 UPDATE OF THE GENERAL PLAN AND DIRECTING STAFF TO FORWARD THE UPDATE TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

5. GENERAL PLAN LAND USE MAP AMENDMENT AND ZONE CHANGE FOR BETHEL SENIOR HOUSING, LOCATED AT 624 EAST CAMINO COLEGIO. The City Council considered recommendations of the Planning Commission regarding: 1) the filing of a Mitigated Negative Declaration; 2) amending the General Plan Land Use Policy Map designation of the 2.5 acre project site FROM LDR-5 (Low Density Residential 5 units/acres) TO MDR-12 (Medium Density Residential 12 units/acre); and 3) amending the Zoning Map for the 2.5 acre project site FROM R-1 (Single Family Residential) TO PD/R-2 (Planned Development/Medium Density Residential).

Community Development Director Appel gave the presentation as detailed in the Council Agenda Report. The applicant, Peoples' Self-Help Housing, is in the process of purchasing the parcel behind Bethel Lutheran Church. In order to construct 40 units, a General Plan Land Use Map amendment, and Zone change are required.

At the February 18, 2015, Planning Commission meeting, five people spoke in favor of the project. A neighborhood informational meeting was held allowing neighbors and church members to give their input to the developer and staff. The site layout would have housing around its perimeter with landscaping in the middle and all units would be single-story.

Morgen Benevedo, Project Manager of Peoples' Self-Help Housing (PSHH), stated the project had been underway for about 18 months. Feedback from neighborhood meetings and the Conceptual

Review had all been positive. SMOOTH Transportation, the Area Agency on Aging, and other agencies for seniors in the community were in favor of the project. The location was perfect being close to the Mussell Senior Center, medical offices, and many downtown businesses.

Written communications
There were no written communications.

Public Hearing
Mayor Patino opened the Public Hearing at 7:17 p.m.

Ken Hough, representing the Santa Barbara County Action Network, stated their Board fully supported the project and urged Council to approve it.

José Nichols, representing Community Partners in Caring and SMOOTH Transportation, Inc., also spoke in favor of the project saying that Self-Help Housing is one of the outstanding programs established by the government. He cited the success of Valentine Court housing and a self-help project in Guadalupe, a town where he had been a teacher and administrator for 33 years. He stated he was very appreciative of the project and encouraged Council to move forward with it.

Mayor Patino closed the Public Hearing at 7:22 p.m.

Council Discussion
Councilmember Boysen asked what income level Bethel Senior Housing would be serving and the age limit to qualify for residency.

Mr. Benevedo explained it would be for 60 percent Area Median Income (AMI) and below. Thus, extremely low, low, and very low would all be taken into consideration. Residents must be 62 years or older.

Resolution No. 2015-27 was adopted approving a mitigated negative declaration for the Bethel Senior Housing Project, located at the Northwest corner of Sierra Madre Avenue and East Avenue on motion by Councilmember Waterfield, seconded by Councilmember Boysen, and carried on the following vote:

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2015-27 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE BETHEL SENIOR HOUSING PROJECT, LOCATED AT THE NORTHWEST CORNER OF SIERRA MADRE AVENUE AND EAST AVENUE.

Resolution No. 2015-28 was adopted approving a General Plan Land Use policy map amendment for the Bethel Senior Housing Project, GPZ2014-0005, located at the Northwest corner of Sierra Madre Avenue and East Avenue, on motion by Councilmember Waterfield, seconded by Councilmember Boysen, and carried on the following vote:

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2015-28 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A GENERAL PLAN LAND USE AMENDMENT FOR THE BETHEL SENIOR HOUSING PROJECT, GPZ2014-0005, LOCATED AT THE NORTHWEST CORNER OF SIERRA MADRE AVENUE AND EAST AVENUE.

Ordinance No. 2015-04 was introduced for first reading and continued to the next meeting for second reading and amending the official zoning map for 2.5 acres, located at the Northwest corner of Sierra Madre Avenue and East Avenue, on motion by Councilmember Waterfield, seconded by Councilmember Boysen, and carried on the following vote:

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2015-04 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR 2.5 ACRES, LOCATED AT THE NORTHWEST CORNER OF SIERRA MADRE AVENUE AND EAST AVENUE.

REPORT BY CITY MANAGER:
City Manager Haydon announced the next City Council meeting would actually be in three weeks on April 7, 2015. He also reported on items for the meeting to include several proclamations; a couple of Consent Agenda items including Notices of Completion for Alvin Avenue Concrete and Street Maintenance Chip Seal; a public hearing for the CDBG/HOME 2015-16 Allocations; and a request to initiate the addition of second units (casitas/ensuites) in single family residential zones.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Zuniga reported she spoke on the Ben Heighes radio show; presented a Proclamation on behalf of the Mayor and City Council at the NAACP breakfast; attended the Chamber of Transportation Committee meeting, a C3H meeting interviewing candidates for the position of Executive Director; and previewed Legacy at La Ventana Homes.

Councilmember Waterfield reported she attended a briefing regarding the radio system for the Police Department; attended Principal for a Day at Sanchez School; and a transportation meeting.

Councilmember Orach reported he attended a City-Schools Committee meeting and a LAFCO meeting where the topic was the Santa Rita Hills Community Services District and Isla Vista Community Services District.

Councilmember Boysen reported he also attended the C3H Policy meeting. He congratulated the City of Guadalupe for passing a recent ordinance banning synthetic drugs. He thanked Rhonda Barnhard and the Santa Maria Community Television staff who produced a 6-minute video on the donation meter program that redirects donations away from panhandlers to programs for the homeless. His organization, Good Samaritan, has a website and Facebook page that is linked to the video. The link has received thousands of hits.

Mayor Patino reported she spoke at the Central Coast Future Leaders meeting; attended the North County Volunteer appreciation breakfast; attended school project interviews; spoke to the Santa Maria Leadership group; attended the Farmers/Artisan Market at Hancock College: the Chamber of Commerce Transportation meeting; the Quarterly Schools meeting; the Principal for a Day luncheon; the semi-annual Police Department update; the radio summit meeting; the Agricultural Forum Stakeholders meeting; and the Central Coast Commission for Senior Citizens 40th Anniversary celebration. She also did a video cameo presentation for the Chamber's Strawberry Industry, toured Legacy at La Ventana homes, attended a launch party for the Library, and spoke on the Ben Heighes radio show.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 7:34 p.m.

APPROVED:

April 7, 2015
Date

Rhonda M. Garietz, CMC
Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

Alice M. Patino
Mayor of the City of Santa Maria

ATTEST:

Rhonda M. Garietz, CMC
Chief Deputy City Clerk